

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 18, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	50-DR-2003#2 Desert Hills Presbyterian Church		
LOCATION	34605 N. Scottsdale Road		
REQUEST	Request approval of a site plan and elevations for a new 15,375 square foot multi-purpose building w/minor modifications to the parking area.		
OWNER	Desert Hills Presbyterian Church 480-488-3384	ENGINEER	N/A
ARCHITECT/ DESIGNER	CCBG Architects 602-258-2211	APPLICANT/ COORDINATOR	Scott Walker CCBG Architects 602-258-2211

BACKGROUND **Zoning.**
Single Family Residential, Environmentally Sensitive Land (R1-70 ESL)

Context.

The site is located at the northeast corner of the intersection of Scottsdale Road (Tom Darlington Road) and Carefree Hwy.

Adjacent Uses:

- North: Around the rock pile to the north is the spa for the Boulders Resort
- South: The 'El Pedregal' retail center
- East: A large rock hill beyond which is the Boulders Resort
- West: A vacant residential parcel that is within the Town of Carefree

Related Cases.

The original cases for this site are 8-UP-1987 and 34-DR-1987. Subsequent cases include 34-DR-1987#2, 185-SA-1999 and 50-DR-2003. Although this site is surrounded on three sides by the Boulders master planned development, this has been an exception outside of that master plan.

**APPLICANT'S
PROPOSAL**

Applicant's Request.

The application is for approval of site plan and elevations for a new multipurpose building along with a new sport courts and revisions to the parking area. An existing building that served as the first church building as well as a number of other functions, such as classrooms and fellowship functions, will be demolished as a part of this project.

When the existing sanctuary was designed the potential for a building addition of

a multi-purpose was contemplated. A terrace level southeast of the sanctuary was established and the new building will extend that terrace.

The design of the new building is intended to complement the contemporary design of the sanctuary but not distract from its unique design. The angularity and coloration of the boulder-pile hill behind the buildings has been a key element in the design chosen for these buildings. The components of the new building that carry on the design character of the sanctuary include: angular building forms, shadowing elements including recesses, and a beige color of stucco that is textured to blend in with the granite rocks. A darker brown color has been selected for the base of the building/terrace wall in order to minimize the vertical size of the building and accentuate the platform level of the buildings.

A sport court will be placed near the southeast corner of the site. This is generally out of sight and nearest to parking and service areas on the adjacent parcels. This facility will not have lighting.

Development Information:

- Existing Use: Church
- Proposed Use: Church
- Parcel Size: 6.96 acres
- Building Size: New building is 15,400 square feet
- Building Height Allowed: 30 feet
- Building Height Proposed: 27 feet
- Parking Required: 154 spaces
- Parking Provided: 169 spaces
- Open Space Required: 147,000 sq ft
- Open Space Provided: 192,000 sq ft

DISCUSSION

The proposed building continues the design character of the sanctuary, which was built in the 1980s. The sanctuary building has been distinctive and noteworthy and the proposed building will not compromise the character of the site.

The stipulations include requests for a scenic corridor and public trails easement along the Scottsdale Road frontage in area that is currently NAOS.

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.


**Scottsdale Development Review Board Report
2003#2**

Case No. 50-DR-

STAFF CONTACT(S)

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APPROVED BY



Don Hadder
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

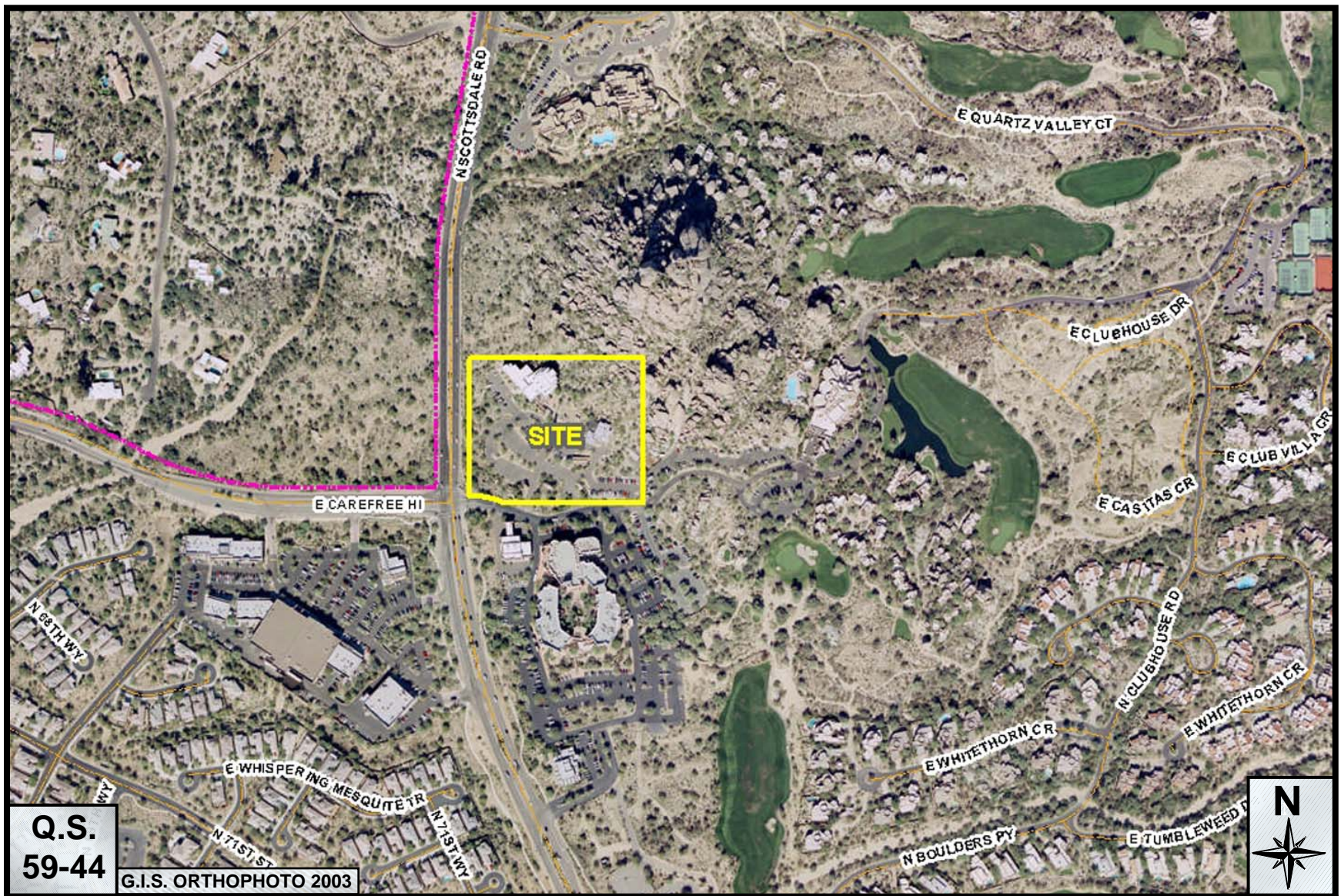
DESERT HILLS PRESBYTERIAN CHURCH

PROJECT NARRATIVE

Desert Hills Presbyterian Church proposes to construct a new Multipurpose Building on their property at 34605 North Scottsdale Road. To accomplish this, two existing buildings will be demolished. The demolished buildings total 4100 square feet. The new Multipurpose Building totals 15,375 square feet and will contain a multipurpose room, kitchen and classrooms. An outdoor play area and sport court will be located to the southeast of the new building. The elevations of the building have been designed to integrate with the existing building; a series of tall windows broken up by thick stucco planes. The massing of the building has been organized so as to minimize its impact as viewed from all sides. The new building finish will match the existing in both texture and color. The new building and play areas have been carefully placed on the site to avoid major rock outcroppings and significant plant life. Fourteen new parking spaces to the southwest of the new building will be a part of this project.

94-PA-02

50-DR-2003#2
1/20/2006



Desert Hills Presbyterian Church

50-DR-2003 #2

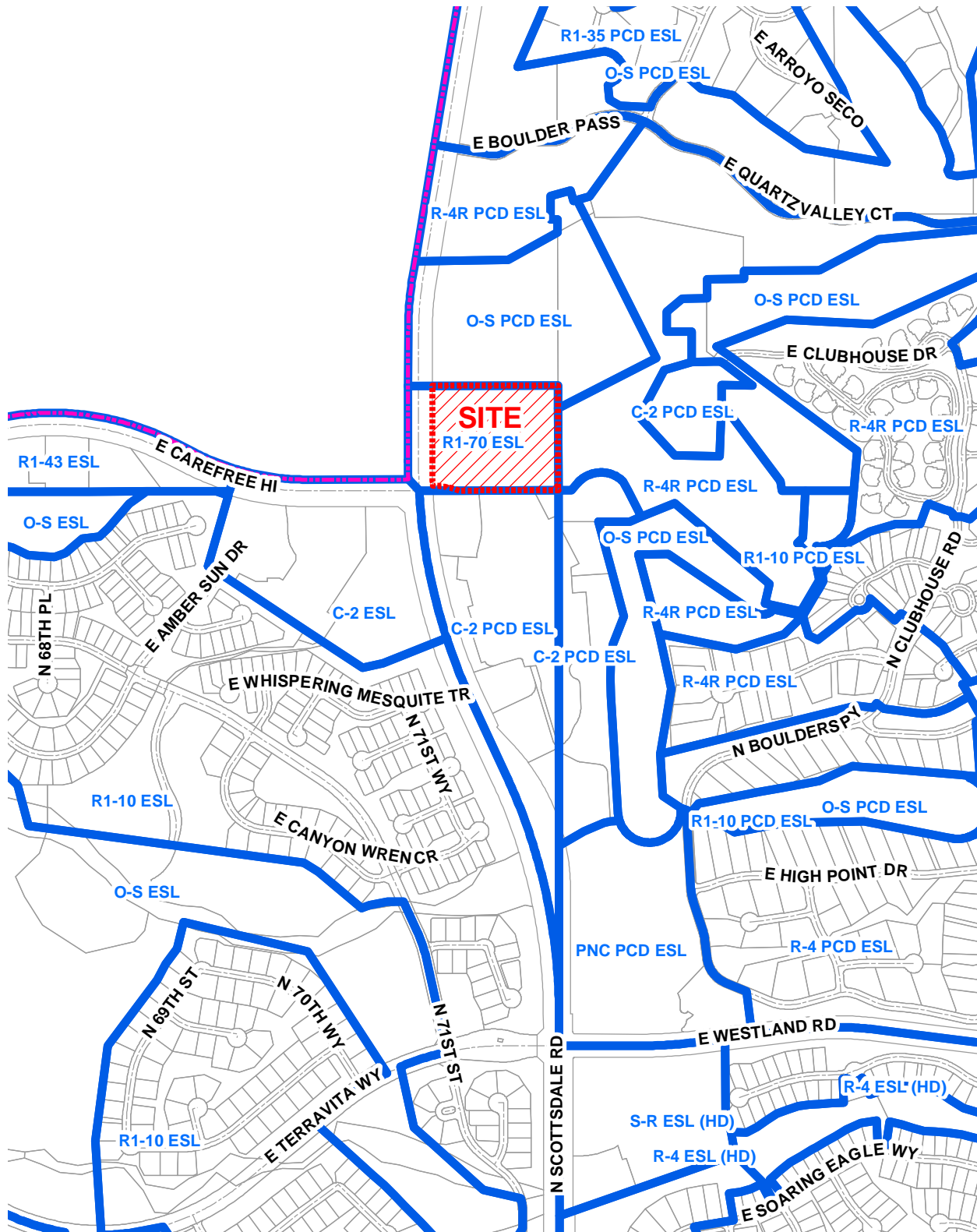
ATTACHMENT #2



Desert Hills Presbyterian Church

50-DR-2003 #2

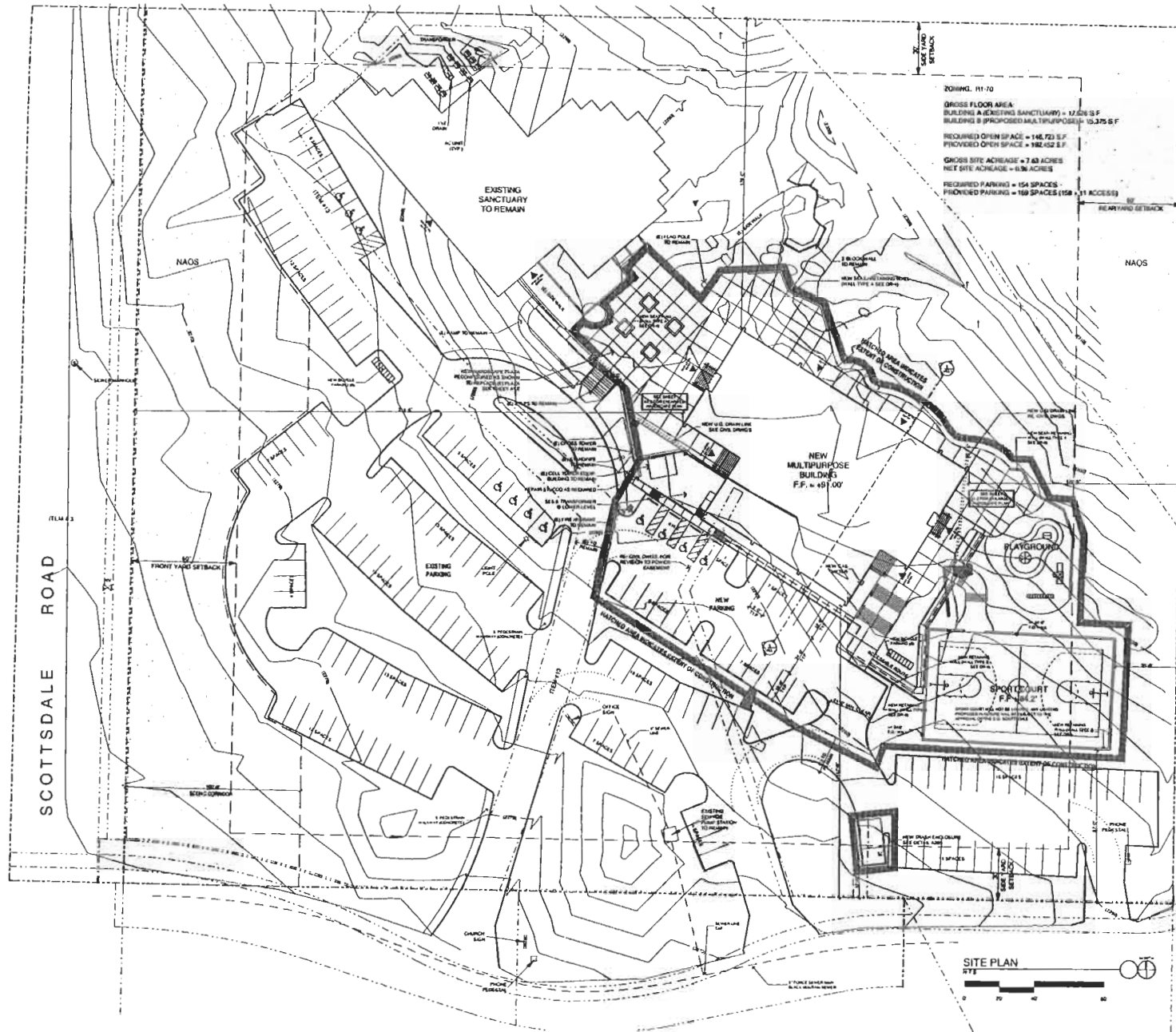
ATTACHMENT #2A



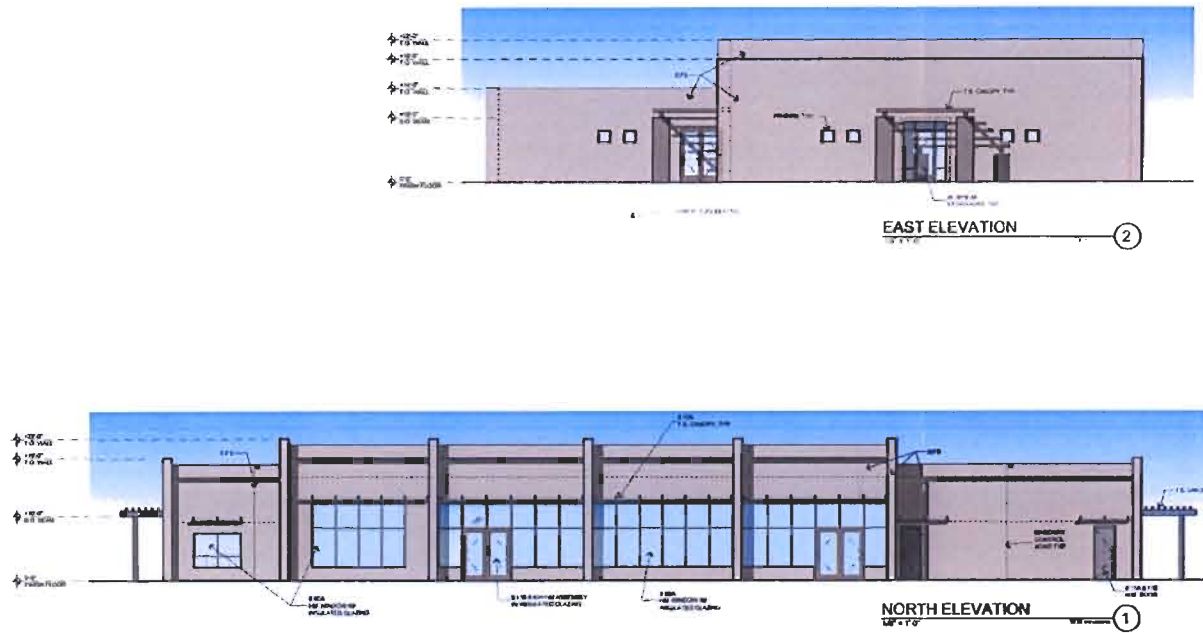
50-DR-2003 #2

ATTACHMENT #3

I



50-DR-2003#2
REV: 3/24/2006



- COLOR #1**
STUCCO COLOR, UTTERLY BEIGE SW6080
(TO MATCH EXISTING)
- COLOR #2**
WINDOW COLOR, STEEL COLOR, DORIAN
GRAY SW 7017
- COLOR #3**
SW6074, SPANDLING GRAY

CCBG Architects, Inc.



DESIGN REVIEW
SUBMITTAL

A NEW MULTIPURPOSE BUILDING FOR:
**DESERT HILLS
PRESBYTERIAN CHURCH**
34605 N. SCOTTSDALE RD. SCOTTSDALE, ARIZONA 85262

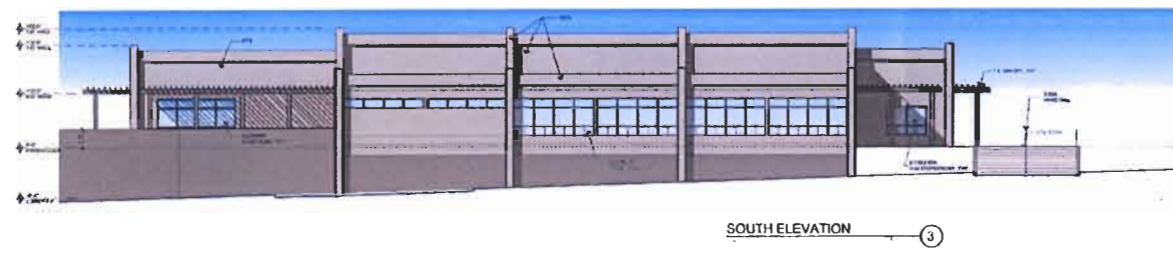
618 North First Street, Phoenix, Arizona 85004
T: 602-258-2211 F: 602-258-0909

CASE HISTORY:
8-UP-1987
34-DR-1987 #1 & #2
185-SA-1999
767-PA-05

Date
03.22.06
Drawn
SW
Checked
BPC
3/23/06
0216
Checked
BUILDING
ELEVATIONS
Sheet

DR6

50-DR-2003#2
REV: 3/24/2006



COLOR #1
STUCCO COLOR- UTTERLY BRIDE SW6080
(TO MATCH EXISTING)

COLOR #2
WINDOW COLOR, STEEL COLOR- DORIAN
GRAY SW 7017

COLOR #3
SW6074, SPANDLING GRAY

CCBG Architects, Inc.
818 North First Street Phoenix, Arizona 85004
T: 602-246-2211 F: 602-255-0000



A NEW MULTIPURPOSE BUILDING FOR:
DESERT HILLS PRESBYTERIAN CHURCH
34605 N. SCOTTSDALE RD. SCOTTSDALE, ARIZONA 85262

Revisions

03.22.06
SW
BPC
0236
BUILDING
ELEVATIONS

CASE HISTORY:
8-UP-1987
14-DR-1987 #1 & #2
185-SA-1999
767-PA-05

DR5

50-DR-2003#2
REV. 2/21/2006

Desert Hills Presbyterian Church
34605 N. Scottsdale Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Desert Hills Presbyterian Church
50-DR-2003#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by CCBG Architects with a city noted date of March 24, 2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by CCBG Architects with a city noted date of March 24, 2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by CCBG Architects with a city noted date of March 24, 2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. If proposed, the chain link fencing for recreational courts shall be vinyl coated. The color shall be black or dark brown.
9. All walls shall match the architectural color, materials and finish of the building(s).

ATTACHMENT B

SITE DESIGN:**DRB Stipulations**

10. A pedestrian connection from the main buildings to the entry road on the south side of the side that is separated from the parking area surface shall be provided.

OPEN SPACE:**DRB Stipulations**

11. A Scenic Corridor Easement shall be dedicated in conjunction with the existing NAOS easement along the Scottsdale Road frontage.

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
16. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
17. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
18. Building Mounted Lighting:
 - a. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
 - b. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
 - c. The maintained average horizontal illuminance shall not exceed the maintained average horizontal illuminance level at grade of (2) foot-candles.
19. Landscape Lighting
 - a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
 - b. Landscaping lighting shall only be utilized to accent plant material.
 - c. All landscape lighting directed upward, shall be aimed away from property line.

- d. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- e. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**RELEVANT CASES:****Ordinance**

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 8-UP-1987, 38-DR-1995, 50-DR-2003

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 20. Site Plan for Desert Hills Presbyterian Church, prepared by CCBG Architects, Inc., dated 10/27/05, and submitted to the City of Scottsdale on 1/20/2006.
- 21. Preliminary Drainage Report for Desert Hills Presbyterian Church, prepared by Cottrell Sparkman Design Specialists, LLC, dated 5/29/2003, and revised 1/16/2006 and submitted to the City of Scottsdale on 1/16/2006.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:**DRB Stipulations**

- 22. Provide bike parking per COS standard detail.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

- 23. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 24. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- E. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.
- F. On April 5th, 2006, the City's Stormwater Management Division reviewed a Stormwater Storage Waiver for this development. The approval of this Stormwater Storage Waiver is based on providing the following information:
 - (1) Include land value for the Basin Area in this Stormwater Storage Waiver.
 - (2) Submit this Stormwater Storage Waiver to One Stop Shop for approval prior to the Construction Plan Submittal.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
None					

TRAFFIC SIGNALS:

- G. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

25. Need to provide pedestrian connection from signal at Scottsdale/Carefree Hwy and El Pedregal into the site.

DRB Stipulations

26. The developer shall provide a minimum parking-aisle width of 24 feet.
27. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Public Access Easement	Need public access easement over scenic corridor easement.

DRB Stipulations

28. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a minimum 15-foot wide public trail easement along Scottsdale Road. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

A. Sight Distance Easements:

29. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

30. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road except at the approved driveway location.

31. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to

access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

I. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

J. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

32. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

33. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

K. Underground vault-type containers are not allowed.

L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

34. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****35. Basis of Design Report (Water):**

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

- 36. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 37. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

- 38. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- P. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]